

Single Family Residence **RESIDENTIAL**

2869 ROGUE RIVER CIR

WEST SACRAMENTO, CA 95691

\$753,662 TopHap Estimate · \$280 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,691 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2005
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$754K

\$691K low

\$817K high

Last Sale

\$495,500 · Aug 17, 2005

Est. Owner Equity

\$252,391

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,739 (2025)
Assessed Value	\$690,459
Previous Assessed	\$676,922

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2005	Quitclaim	Quit Claim Transfer			
Aug 17, 2005	Resale	Grant Deed	\$495,500	\$184	\$396K
Aug 17, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River City High School	High	9–12	0.5 mi
Stonegate Elementary School	Elementary	KG–8	0.5 mi

District: Washington Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95691

79 CRIME INDEX	86 AIR POLLUTION	42,114 POPULATION	\$94K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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